

AIRPORT LAND USE COMMISSION MEETING JANUARY 18, 2006

Preliminary Study of the Dalidio Property – *application of ALUP Policies* note: all analysis and data herein is preliminary and is not an official determination from the Airport Land Use Commission

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San Luis Obispo County Regional Airport Land Use (ALUP) site information for the Dalidio property:

- Site located in Safety Areas S-1b and S-2
- Site is approximately 1.6 miles from the end of 11-29
- There are no height limitations set by the ALUP since the imaginary surface at this point is several hundred feet above the property and there is no realistic chance of penetration into that surface. The Development Plan will be the process by which height limitations are imposed.

Safety Policies for residential

Inside Safety Area S-1b the maximum number of **residential dwelling units** is – **0.2 units per acre** (1 dwelling per 5 acres of land)

Inside Safety Area S-2 the maximum number of **residential dwelling units** is – **12 units per acre**

Noise Policies for residential

Between the 55 and 60dB contours residential uses are only allowed if the project meets the definition of “infill”.

4.3.2.3 Infill development - For purposes of this ALUP, a determination that a particular land use represents infill development shall be made only if all of the following conditions are met:

- a. The proposed development area is bounded on all sides by uses similar to those proposed, and
- b. The proposed development does not extend the perimeter of the area already developed with noise-sensitive uses, and
- c. Increased intensity and/or incompatibility of noise-sensitive uses is not permitted through use permits, density transfers or other strategies, and
- d. Other applicable development conditions (such as aviation easement dedication, disclosure requirements, and special structural noise attenuation criteria) are met.

Safety Policies for non-residential

Inside Safety Area S-1b the maximum number of **persons per acre** – **75 persons per acre**

Inside Safety Area S-2 the maximum number of **persons per acre – 150 persons per acre**

Noise Policies for non-residential

Between the 55 and 60dB noise contours, non-residential uses are only allowed if the project meets the mitigation requirements specified by the ALUC. Most of the Dalidio property is in the 65dB Single Event Noise Contour the other 35% of the property is in the 75dB Single Event Noise Contour. For the most part, residential and commercial uses can be mitigated by utilizing normal construction techniques, however, if residential or hotel uses are proposed in the 75 dB Single Event Noise Contour noise mitigation beyond standard construction will be required.

Proposal for **Hotels, Office Buildings, Restaurants and Retail Uses** – these uses are consistent with the ALUP if the maximum of 75 persons per acre limitation for uses located in Safety Area S-1b is not exceeded. For Safety Area S-2 the maximum of 150 persons per acre is the limit

Proposal for **Greenbelt, Agriculture and Golf Course** – these uses are consistent with ALUP policies.

Proposal for a **Convention Center, Amusement Park, Sport/Concert Stadiums** – other similar uses with high concentrations of people. As described below, these types of uses are **NOT** consistent with ALUP policies. The ALUP prohibits what are defined as High Intensity Uses in Safety Area S-1b. In Safety Area S-2 the requirement to allow a High Intensity Use, is the approval of a Detailed Area Plan.

4.4.2.2 High Intensity Land Use – For purposes of this ALUP, the term high intensity land use shall be defined as any use, which is characterized by a potential to attract dense concentrations of persons to an indoor or outdoor area, even for a limited period of time. Such uses include:

- a. amusement parks, fairgrounds
- b. convention/exhibit halls. major auditoriums
- c. stadiums and arenas
- d. temporary events attracting dense concentrations of people – fairs, circuses, carnivals, revival meetings, sports tournaments, conventions, but not including events for which exposure to aviation safety hazard is a well-known expectation (air shows, airport open houses, pilots meetings, etc.)

4.4.5.3 Procedures for Density Adjustments – Detailed Area Plan

The development of a Detailed Area Plan is a process which affords local agencies an opportunity to work with the ALUC in planning for development that meets local needs with respect to density while, by virtue of an increased level of specificity, protects the public against undue aviation safety hazards.

A Detailed Area Plan proposed by a local agency shall meet the following criteria:

- a. The Detailed Area Plan shall be contained within a general plan or amendment thereto, a specific plan or amendment thereto, or a local zoning ordinance which must, under the terms of the California Public Utilities Code, be referred to the ALUC for a mandatory determination of consistency with respect to the ALUP.
- b. Input from the ALUC should be sought throughout the development of a Detailed Area Plan.
- c. The Detailed Area Plan shall, at a minimum, provide:
 - i. Specific indication of the maximum density of residential and nonresidential development.